

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
EXECUTIVE COMMITTEE  
MINUTES OF PUBLIC HEARING**

DATE..... February 4, 2004  
TIME..... 4:30 P.M.  
PLACE ..... CO. OFFICE BLDG.  
20 N. 3<sup>RD</sup> STREET  
LAFAYETTE IN 47901

**MEMBERS PRESENT**

Robert Bowman  
Mark Hermodson  
David Williams  
KD Benson  
Gary Schroeder  
Steve Schreckengast  
Dr. Carl Griffin

**MEMBERS ABSENT**

**STAFF PRESENT**

Sallie Fahey  
Margy Deverall  
Heather Prough  
Kathy Lind  
Michelle D'Andrea  
Jay Seeger, Attorney

Mark Hermodson called the meeting to order.

**I. APPROVAL OF MINUTES**

Carl Griffin moved to approve the minutes of the January 7, 2004, Executive Committee public hearing as submitted. Steve Schreckengast seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

**A. Staffing the Committees of the Planning Commission**

KD Benson stated that at the last APC meeting the Executive Committee had been set, and now the Ordinance Committee needs to be set. She mentioned the requirement of having all the jurisdictions represented on the Committee.

Sallie Fahey stated that it is not required in the by-laws, but it is a good idea. She said that the Ordinance and Budget and Personnel Committees should both have 7 members, while other committees could be smaller.

KD Benson suggested that the Ordinance Committee be comprise of the same members as the Executive Committee, since all were present and would already be attending Executive Committee meetings.

KD Benson moved that the members of the Executive Committee be appointed as the standing members of the Ordinance Committee. Steve Schreckengast seconded the motion.

Steve Schreckengast asked if other members of the APC could attend the Ordinance Committee as non-voting members.

Sallie Fahey stated that was correct. She suggested that when the By-laws are revised, language be added that would allow for substitutions on some of the sub-committees. This is something that Jay Seeger could look at doing.

Steve Schreckengast asked who the new members of the Ordinance Committee would be and who would not be serving.

Sallie Fahey reviewed the list of standing members from last year and what it would be this year.

The motion carried by voice vote.

Mark Hermodson stated that the full Commission should vote for the rest of the Committees.

Sallie Fahey stated that the other Committees do not have a time constraint and have always been appointed at the discretion of the Chair.

Mark Hermodson stated that he would still like the full Commission to have a say on the Committees.

Steve Schreckengast suggested that Mark Hermodson, KD Benson and Jay Seeger fill the other Committees and present a proposal at the APC meeting.

Mark Hermodson and KD Benson stated that has already been written.

Steve Schreckengast moved to allow Mark Hermodson, KD Benson and Jay Seeger to fill the other Committees and present a proposal at the APC meeting. David Williams seconded and the motion carried by voice vote.

### III. PUBLIC HEARING

*None*

### IV. APPROVAL OF THE FEBRUARY 18, 2004 APC PUBLIC HEARING AGENDA PUBLIC HEARING

#### A. REZONING ACTIVITIES

Steve Schreckengast moved that the following rezone petitions be placed on the February 18, 2004 Area Plan Commission Public Hearing Agenda:

**Z-2158—JOHN E. SMITH ENTERPRISES, INC. (R1B TO NB)**

**Z-2159—AREA PLAN COMMISSION OF TIPPECANOE COUNTY (I3 AND GB TO GB AND I3)**

**Z-2160 – C&G PROPERTY, LLC (CAPP & GINO'S PD) (CBW TO PDNR)**

**Z-2161 – GREENWALT DEVELOPMENT, INC (PDMX TO PDMX)**

**Z-2162 – LOVE TREE FARMS, LLC (AW TO PDRS)**

**Z-2163 – COLONY PINES, LLC (R1 TO PDRS)**

**Z-2164 – BEACH WOODS, LLC (AW TO RE)**

**Z-2165 – G&L DEVELOPMENT COMPANY, INC (AW TO R1B)**

KD Benson seconded and the motion carried by voice vote.

#### NEW BUSINESS

Steve Schreckengast moved that **Resolution T-04-01** be placed on the February 18, 2004 Area Plan Commission Public Hearing Agenda. KD Benson seconded and the motion carried by voice vote.

#### B. SUBDIVISIONS

Steve Schreckengast moved that the following subdivision petitions be placed on the February 18, 2003 Area Plan Commission Public Hearing Agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

**S-3442 – CRM MINOR SUBDIVISION (MINOR-SKETCH)**

**S-3453 - LANE SUBDIVISION (MINOR-SKETCH)**

**S-3454 – WINDING CREEK SUBDIVISION, SECTION 3 (MAJOR-PRELIMINARY)**

**S-3455 – UNIVERSITY FARM SUBDIVISION, PHASE 5 REPLAT (MAJOR-PRELIMINARY)**

KD Benson seconded and the motion carried by voice vote.

### V. REVIEW AND APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA

Steve Schreckengast moved to place the following petitions on the February 25, 2004 Area Board of Zoning Appeals Public Agenda:

**BZA-1654—DOUGLAS & CYNTHIA GARWOOD**

**BZA-1657—P.J. & J.A. KANE**

**BZA-1658 – JEFFERY WELCH & SUSAN PRIETO-WELCH**

**BZA-1659 – MICHELLE R. & JOSEPH B. HARRISON**

KD Benson seconded and the motion carried by voice vote.

Steve Schreckengast moved that the following BZA petitions for Special Exception do not substantially, adversely affect the Comprehensive Plan:

**BZA-1658 – JEFFERY WELCH & SUSAN PRIETO-WELCH**

KD Benson seconded and the motion carried by voice vote.

**VI. DETERMINATION OF VARIANCES****A. LAFAYETTE DIVISION OF THE AREA BOARD OF ZONING APPEALS**

Steve Schreckengast moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

**#2004-04 – KIRTAC, INC**

**#2004-05 – TEMPEST HOMES, LLC**

**#2004-06 – BENNIE JOE BAILEY**

KD Benson seconded and the motion carried by voice vote.

Steve Schreckengast moved that with regard to the following petitions, the sign ordinance be strictly adhered to:

**#2004-04 – KIRTAC, INC.** KD Benson seconded and the motion passed by voice vote.

**VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT**

Sallie Fahey stated that the budget was a little ahead of schedule on office supplies, which is normal for this time of year.

KD Benson asked if this budget was used for letterhead.

Sallie Fahey replied affirmatively. She mentioned that she has not made a decision yet on letterhead. She said that she was interested in utilizing the TAP program at Purdue to obtain free graphic work. She pointed out that would allow some consistency between letterhead, reports and covers.

Steve Schreckengast moved to accept the January 2004 Budget Report as submitted. Carl Griffin seconded and the motion passed by voice vote.

**VIII. OTHER BUSINESS**

*None*

**IX. ADJOURNMENT**

Steve Schreckengast moved to adjourn the meeting. KD Benson seconded and the motion carried by voice vote. The meeting adjourned at 4:50 P.M.

Respectfully submitted,



Michelle D'Andrea  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director